

**CITY OF CANANDAIGUA  
PLANNING COMMISSION  
COURT ROOM, CITY HALL  
2 NORTH MAIN STREET**

**January 12, 2016 - 7:00 P.M.**

PRESENT: Chairperson James Mueller  
Commissioner Stan Taylor  
Commissioner Jeff Ayers  
Commissioner Glenn Colliss  
Commissioner Adrienne Kantz  
Commissioner Torsten Rhode  
Commissioner Anne Beyer

ALSO PRESENT: Richard E. Brown, Director of Development & Planning

**CALL TO ORDER**

Chairperson Mueller called to order the Regular Meeting of the City Planning Commission at 7:01 P.M.

**APPROVAL OF MINUTES:**

Chairperson Mueller asked if anyone had any additions or corrections to the December 08, 2015 Regular Meeting Minutes. Corrections were noted. Commissioner Taylor moved to approve the minutes as amended. Commissioner Colliss seconded the motion, which carried by voice vote (7-0).

**REVIEW OF APPLICATIONS:**

**ITEM 1**      **Application #15-358: 88 West Avenue: DOLLAR GENERAL, Architectural Review, to replace existing signage. (Tabled December 8, 2015)**

Don Moeller, Moeller Sign Company, presented the application.

The application was tabled last meeting as the Planning Commission had questions regarding the application that could not be answered without a representative for the applicant.

Commissioner Colliss moved to lift the application from the table. Commissioner Rhode seconded the motion, which carried with a voice vote (7-0).

Commissioner Rhode is concerned that the Save-a-Lot and Dollar General signs are almost touching. He asked what impact there would be if the Dollar General sign was made 6 inches to a foot shorter.

Commissioner Taylor feels the sign appears smashed into Save a Lot sign. He believes the sign could be better centered, and a continuous look should be between both signs. This application, to replace existing sign, gives an opportunity to align the two signs. Commissioner Rhode agrees with Commissioner Taylor.

Mr. Moeller stated that the sign is no larger. The sign cabinet would remain the same, only the face will be changed.

Commissioner Colliss asked if the picture submitted is a constructed photo. Mr. Moeller confirmed it is a constructed photo, superimposed. He said that the rendering gave the impression that the sign is larger and therefore closer to the Save-a-Lot sign.

Mr. Moeller answered that moving the current sign cabinet would be a much larger job, it would leave holes in the building, the wall panels would probably need to be replaced, and the cost would be significantly increased.

Chairman Mueller said the Dollar General sign did not create the problem. Commissioner Colliss agreed that the Dollar General should not be penalized for decisions made in the approval of the Save-a-Lot sign.

Chairperson Mueller asked if there were any further comments or questions from the Commission.

Commissioner Colliss moved the Planning Commission Approve the application as submitted and presented.

Commissioner Kantz seconded the motion, which carried with a voice vote (6-1).

Chairperson Mueller	Voting	YES
Vice Chairperson Rhode	Voting	YES
Commissioner Taylor	Voting	NO
Commissioner Colliss	Voting	YES
Commissioner Ayers	Voting	YES
Commissioner Kantz	Voting	YES
Commissioner Beyer	Voting	YES

**ITEM 2**      **Application #15-337: Pier 3, Boathouse #30 (and 32), JOSEPH MIKIEWICZ, Historic Alteration, to amend condition of approval granted September 14, 2010. Applicant requests that the Planning Commission delete Condition #1; “Balcony width to be no more than 4 feet”. (Tabled December 8, 2015.)**

Commissioner Taylor moved to lift the application from the table. Commissioner Ayers seconded the motion, which carried with a voice vote (7-0).

Bob Johnston, B&B Builders, presented the application. The owner is requesting to amend a 6-foot balcony where a 4-foot balcony was approved.

Chairman Mueller stated the Boathouse Standards read a “narrow” balcony.

Commissioner Rhode recognizes that six feet would be more convenient for lounging, but said that the Boathouse Standards also limit the use to the storage of boats. Boathouses should not be cottages, or recreational areas.

Commissioner Colliss asked the applicant why they should overturn a previous Planning Commission decision. Mr. Johnson showed aerial photography that shows other boathouses with deeper balconies.

Commissioner Rhode moved the Planning Commission **Deny** the application.

Commissioner Colliss seconded the motion, which carried with a voice vote (7-0).

Chairperson Mueller	Voting	YES
Vice Chairperson Rhode	Voting	YES
Commissioner Taylor	Voting	YES
Commissioner Colliss	Voting	YES
Commissioner Ayers	Voting	YES
Commissioner Kantz	Voting	YES
Commissioner Beyer	Voting	YES

**ITEM 3**      **Application #15-339A: 143 Gibson Street, THOMAS POPLASKY, Historic Alteration, to alter the configuration of the second-story windows on the rear addition. (Amendment to approval granted November 10, 2015.)**

Deborah Poplasky presented the application. Dan Davis, project contractor, explained that in the kitchen and bathroom the windows are over counters and quite small. Double-hung windows cannot be found in this size. He requested approval for casement windows.

Commissioner Rhode said that the windows are difficult to see and that the applicant has shown due diligence in attempting to meet the condition. He feels the request should be approved.

Chairperson Mueller asked if there were any further comments or questions from the Commission.

Commissioner Rhode moved the Planning Commission Approve the application as presented. The second condition of approval shall be stricken.

Conditions:

1. The applicant shall have the discretion to eliminate the center window if they so choose.
- ~~2. The windows shall be double hung.~~
3. The windows shall have two-over-two divided lights.
4. The tops of the new windows shall be in line with the tops of the existing windows.
5. The color of the windows shall match the exiting windows.

Commissioner Colliss seconded the motion, which carried with a voice vote (7-0).

Chairperson Mueller	Voting	YES
Vice Chairperson Rhode	Voting	YES
Commissioner Taylor	Voting	YES
Commissioner Colliss	Voting	YES
Commissioner Ayers	Voting	YES
Commissioner Kantz	Voting	YES
Commissioner Beyer	Voting	YES

**ITEM 4**      **Application #16-001: 237 South Main Street, SCHERER STOVE & CHIMNEY, for Historic Alteration to install a 30 SF wall sign. (Relocation from 37 South Main Street.)**

Steven Scherer presented the application. His business has outgrown the current location and he is moving to a larger storefront. The sign will be centered over the space. The diamond shapes on the facade will be covered.

Chairperson Mueller would like to see a rendering of how the sign will be located on the facade.

Commissioner Taylor is concerned with the color of current sign. He said signs on this part of Main Street are more muted colors. He feels the current sign is not consistent with other signs in the vicinity. Commissioner Rhode agreed.

Mr. Scherer said creating a new sign will be a substantial cost. It is less than a year old.

Chairperson Mueller asked if there were any further comments or questions from the Commission.

Commissioner Colliss moved the Planning Commission Approve the application as submitted and presented.

Motion failed for lack of a second.

The Planning Commission would like to see a rendering of how the sign will be located on the façade and also possibly alternate color options for the sign.

Commissioner Rhode made the motion to Table the application. Commissioner Taylor seconded the motion, which carried with a voice vote (7-0).

Chairperson Mueller	Voting	YES
Vice Chairperson Rhode	Voting	YES
Commissioner Taylor	Voting	YES
Commissioner Colliss	Voting	YES
Commissioner Ayers	Voting	YES
Commissioner Kantz	Voting	YES
Commissioner Beyer	Voting	YES

**ITEM 5**      **Application #16-003: 74 Bristol Street, JOSEPH FURMANSKY, for Historic Alteration, to install a metal roof.**

The applicant was not present.

Mr. Brown displayed the roof sample that was submitted. Currently there is an asphalt roof.

Commissioner Taylor asked if a metal roof would be considered appropriate for other homes in the historic districts. Mr. Brown explained that metal roofs could be considered appropriate to this period, depending on the style of the roof and the details of roofing material proposed.

Commissioner Rhode noted that, given the relatively simple roof construction of the house, and the traditional design of the roof sample selected, this did appear historically appropriate.

Chairperson Mueller asked if there were any further comments or questions from the Commission.

Commissioner Ayers moved the Planning Commission **Approve** the application as submitted.

Commissioner Colliss seconded the motion, which carried with a voice vote (7-0).

Chairperson Mueller	Voting	YES
Vice Chairperson Rhode	Voting	YES
Commissioner Taylor	Voting	YES
Commissioner Colliss	Voting	YES
Commissioner Ayers	Voting	YES
Commissioner Kantz	Voting	YES
Commissioner Beyer	Voting	YES

**WORK SESSION:****ITEM 1      Canandaigua Hotel and Conference Center (aka “Steamboat Landing PUD”)  
Amendment to Site Plan.**

Chairperson Mueller explained that this is the second work session, that there is still no public hearing at this point, but that one would be held before there could be any official action on the proposal.

Jerry Goldman represented the application on behalf of Morgan-Christa, along with the project designers Doug McCord and Dave Hanlon. They displayed renderings of the proposed parking structure from various perspectives.

The commission continues to express concerns with the location of the structure and how it would impact views of the lake and how it would impact the Rosepark townhouses.

Mr. Goldman explained that the structure could not be located to the northwest, on city-owned land. The process for acquiring ownership could take more than 18 months, because it would have to be authorized by the NYS legislature because it is designated as “parkland”. Chairperson Mueller confirmed that this was true.

Mr. Goldman also said that this area does not have the appropriate dimensions for the needed parking structure. The structure that was proposed here previously was much smaller and was to be owned by the city.

Commissioner Rhode suggested that the parking structure be located off site, possibly on Muar Street, with valet service.

Mr. Goldman said that the objective was to create an integrated site and reduce off-site traffic.

The commission questioned the need for the increased parking and requested a parking analysis. Mr. McCord said that such a study was being prepared.

Commissioner Rhode questioned the traffic impact of increased or expanded events now being planned for the site.

Commissioner Taylor had concerns regarding safety within the parking structure. He requested a written safety plan.

Mr. Goldman said they would refine their proposal and file a full application.

**ITEM 2**      **Application #16-009: 20 Phoenix Street, JAMES NADAL, for a Special Use Permit, residential use in combination with other permitted use (apartment over a commercial space).**

Dan Long, architect for the project, presented the application. He is requesting feedback from the commission on the redevelopment of this two-story structure. They propose creating a single residence over a first-floor ‘wellness’ business. The intent is to create a “live-work” environment for the owner.

Mr. Brown explained the history and rationale for requiring Special Use Permits for mixed occupancies.

The commission had no concerns with this proposal. There appears to be adequate parking in the vicinity and space for the storage of residential trash.

Mr. Long explained that the sale is contingent on the Special Use permit, so they were hoping to get some feel for how the committee might respond. He is satisfied with the response at this point and will proceed with a formal application.

**MISCELLANEOUS:**

**ADJOURNMENT:**

Commissioner Kantz moved to adjourn the meeting at 8:45 P.M., seconded by Commissioner Colliss and carried by voice vote (6-0).

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Richard Brown  
Director of Development & Planning

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James Mueller  
Planning Commission Chairperson